MARYLAND HISTORICAL TRUST DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes _____

Property Name: Sunshine Historic District	Inventory Number: M: 23-42					
Address:	Historic district: X yes no					
City: Brookeville Zip Code: 20833	County: Montgomery					
USGS Quadrangle(s): Sandy Spring						
Property Owner: Ta	ax Account ID Number:					
Tax Map Parcel Number(s): Tax Map Number	r:					
Project: MD 650 @ MD 97 Agency:	MD State Highway Administration					
Agency Prepared By: MD State Highway Administration						
Preparer's Name: Rebecca Crew	Date Prepared: 04/16/2008					
Documentation is presented in: MIHP form, Sunshine Historic District http://www.sandyspringmuseum.org/e290.html						
Preparer's Eligibility Recommendation: Eligibility recommended	X Eligibility not recommended					
Criteria:ABCD Considerations:AB	CDEFG					
Complete if the property is a contributing or non-contributing resource	to a NR district/property:					
Name of the District/Property:						
Inventory Number:yes	Listed: yes					
site visit by MHT Staff yesX no Name:	Date:					
Description of Property and Justification: (Please attach map and photo) When originally surveyed in 1974 and re-surveyed in 1984, the Sunshine Historic District at the intersection of MD 650 (New Hampshire Avenue/ Damascus Road) and MD 97 (Georgia Avenue) contained an early twentieth-century church, a mid-twentieth century commerical building, two frame dwellings dating from the early twentieth century, and the ruined foundation of a blacksmith/ wheelwright shop at the southeast corner of the crossroads. Today, the Sunshine Center at 22301-22311 Georgia Avenue is a contemporary strip shopping center (built c. 1990) containing the Brookeville Post Office and the Country Pet Stop. The Center replaces the two frame dwellings in the northeast corner of the crossroads. The Mt. Carmel United Methodist Church (M: 23-42-1) at 22222 Georgia Avenue is extant at the southwest corner of the intersection. Originally built in 1927-1928 in the colonial revival style, it underwent alterations in the 1970s that included the cladding of the structure with aluminum siding. The Sunshine Café/ General Store/ Chevron (M: 23-42-2) at the northwest corner of the intersection (22300 Georgia Avenue) is the extant c. 1938 commercial building, but it has also undergone alterations that have altered its original fabric. The foundation at the southeast corner also remains extant. These three extant resources lack architectural distinction and fail to create a cohesive narrative of the history of the Sunshine community. No other buildings in the area would warrant an expansion of the original survey district. The Montgomery County Historic Preservation Commission removed the Sunshine Acres Subvision to the north of						
MARYLAND HISTORICAL TRUST REVIEW						
Eligibility recommended Eligibility not recommended						
Criteria:ABCD Considerations:A MHT Comments:	B _ C _ D _ E _ F _ G					
Reviewer, Office of Preservation Services Reviewer, National Register Program	0/24/08 Date Date					

NR-ELIGIBILITY REVIEW FORM

M: 23-42

Sunshine Historic District

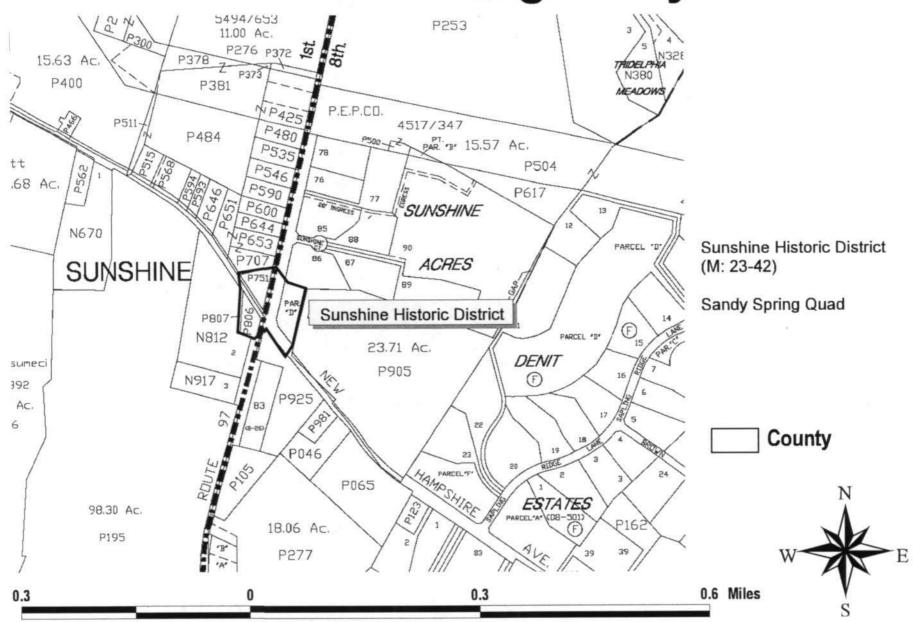
Page 2

the strip shopping center further diminished the setting, feeling, and association of the Sunshine Historic District.

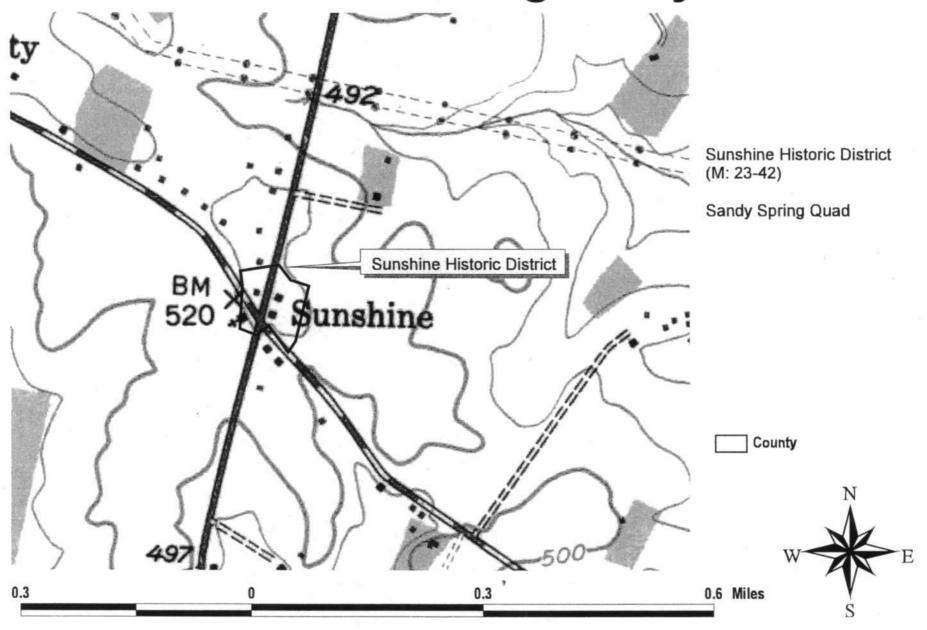
Constructed between 1927 and circa 1990, the Sunshine Historic District is not eligible for the National Register of Historic Places. The property is not eligible under Criterion A, as research conducted indicates no association with any historic events or trends significant in the development of national, state, or local history. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. It is not eligible under Criterion C, due to modern commercial infill within the historic district boundaries and residential infill immediately adjacent to the historic district boundaries. The Sunshine Historic District no longer retains integrity of design, materials, setting, workmanship, feeling or association due to the construction of modern buildings, the demolition of early buildings at the crossroads and the loss of historic building fabric on extant structures. Finally, preliminary studies conducted for this project indicate no need for further assessment of the archeological potential of this property. Therefore, no evaluation under Criterion D is being conducted at this time.

MARYLAN Eligibility r			TRUST		EW gibility not recommend	ded						
Criteria:	A	В	C	D	Considerations:	A	В	C	D	E	F	G
MHT Com		er, Offic	e of Pres	servatio	on Services			Date				
	Revie	wer, Na	tional Re	egister	Program			Date				

SHA - Montgomery



SHA - Montgomery





MIHD # M: 23-42 Junshine Historic District proto by Rebecca Crew 4/14/2008 MD SHPO(neg.) View facing SE towards modern shopping center #1041

Montgomery County Historic Site Survey, Site #23-42 Sunshine Historic District Sunshine, Maryland Access: Public/Restricted

Description:

The Sunshine Historic District is located in the largely rural region of northwestern Montgomery County, at the intersection of Georgia Avenue (Rt. 97) and Damascus Road (Rt. 650). It consists of four buildings dating from the late nineteenth and early twentieth centuries. There are two residences dating from the nineteenth century, one verncaular Victorian and one that was once a store building which has undergone extensive remodeling, thus, giving it a twentieth century appearence. There is also an early twentieth century church built in Neo-Classical style and a mid-twentieth century commercial structure- a store and auto service station.

Significance:

Sunshine is a small, rural crossroads community which sprung up during the later part of the nineteenth century with a store, blacksmith shop and a few residences to serve the surrounding farms. Sunshine was formed by a schism in the nearby town of Unity, thus, creating a separate, rival town.

A general merchandise store was the heart of Sunshine. The old store ran for many years but has since been remodeled and used for apartments. A newer store and gas station took its place about 1947. In 1928, a church was added to the crossroads. Sunshine remains a small, rural community.

Maryland Historical Trust State Historic Sites Inventory Form

Magi No.

DOE __yes __no

4 Name		8 8		
1. Nam	(indicate pr	referred name)		
historic Sun	shine, Maryland			
and/or common				
2. Loca	ation			
street & number	Georgia Ave.	(Rt. 27) & Damaso	eus Rd. (Rt. 650) not for publication
city, town	Brookeville	vicinity of	congressional district	lst
state	Maryland	county	Montgomery	
3. Clas	sification			
Category X district building(s) structure site object	Ownership public both Public Acquisition in process being considered not_applicable	Status _X occupied unoccupied work in progress Accessible _X yes: restricted yes: unrestricted _X no	Present Use agricultureX_ commercial educational entertainment government industrial military	museum park X private residence X religious scientific transportation other:
4. Own	er of Prope	rty (give names a	nd mailing addresse	es of <u>all</u> owners)
name Mul	tiple Ownership	(see attached li	sting)	•
street & number			telephone n	0.:
city, town		state	and zip code	
	ation of Leg	al Description	on	
		tgomery County Co		1/1
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street & number	D = -1			folio
city, town		kville	state	Maryland
6. Rep	resentation	in Existing	Historical Surv	reys
title M-N	CPPC Historic S	ites Inventory		
date 197	6		federalX sta	te <u>X</u> county loca
epository for su	urvey records M-NC	PPC Park Historia	n's Office	
city, town	Rock	ville	state	Maryland

7. Description

Survey No. M: 23-42

Condition		Check one	Check one	
excellent good	deteriorated ruins	unaltered altered	original site moved date of move	
fair	unexposed			

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The proposed Sunshine Historic District is located in the largely rural region of northeastern Montgomery County, at the intersection of Georgia Avenue (Rt. 97) and Damascus Road (Rt. 650). It consists of four buildings. Two of these date from the nineteenth century although, due to alterations, one of them has a twentieth century look. The other is typical of the vernacular Victorian architecture of late nineteenth century Montgomery County. Both are currently being used as private residences. Next, is an early twentieth century church built in Neo-Classical style. Finally, is a mid-twentieth century store and auto service station which is typical of the plain, commercial structures of that period. Thus, the overall appearence of the Sunshine crossroads is twentieth century.

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Level of Significance: national state local Prepare both a summary paragraph of significance and a general statement of history and

В

Applicable Exception: A B C D E F G

Sunshine is a small crossroads community located at the intersection of Koutes 650 and 97. It features a church. store & auto service station and two frame, residential structures surrounded largely by farmlands. Although Sunshine was established in the nineteenth century, the present crossroads has, for the most part, a twentieth century appearence.

Sunshine was created about 1870. According to local legend the small crossroads community was formed through a schism in the town of Unity. The easterners, desiring a way to distinquish themselves from Unity, broke away from the larger community. They chose another name, thus forming a somewhat separate village. Myrna Smith, lifetime resident of Unity, explained how her grandfather, John Dwyer, selected the name. "He was walking along with a group of friends and said how not and sunshinny it was that day and it has been called 'Sunshine' ever since" (Frederick Post, April 24, 1980).

Sunshine did not appear on the 1865 Martenet & Bond map of Montgomery County. In fact, very little appeared here at that time. The map shows only two residences and the M.E. Church on its original location further down the road. Unity, of course, was not far away and the surrounding area was dotted with farms. On the 1870 Hopkin's Atlas the town appears as "Sunshine P.O." Thomas Scharf's History of Western Maryland states that on December 7, 1870, "the name of the Unity post office was changed to Sunshine" (p. 717). It was changed back to Unity on January 30, 1874, back to Sunshine on March 24, 1874 and finally back to Unity on May 22, 1885.

Boyd's History of Montgomery County, Maryland discusses Sunshine but not Unity in 1879, though the list of residents is obviously a combination of Unity, Sunshine and the sursurrounding farm community. According to Boyd Sunshine had

support.

9. Major Bibliographical References

Survey No. M: 23-42

Montgomery County Land Records, tax records & Register of Wills Interview with Mr. John Fletcher Brown & Daughter, Gloria Kennedy "What's in the Name? Sunshine," Frederick Post, 24 April 1980. Martenet & Bond Map of 1865 and Hopkins Altas of 1879

10. Geographical Da	ata
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Quadrangle name			Quadrangle scale	
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Verbal boundary descri	ption and justification			
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List all states and coun	ties for properties ove	rlapping state or cou	unty boundaries	e
state	code	county	cod	e
11. Form Pr	repared By			
name/title Catherine	Crawford			
organizationMont. Co.	Hist. Preservat	tion Comm. date	te 12/84	
street & number		tele	ephone	
city or town Roc	kville	stat	te Maryland	

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to:

Maryland Historical Trust

Shaw House 21 State Circle

Annapolis, Maryland 21401

(301) 269-2438

good soil, "susceptible of improvement," selling at \$20 to \$40 per acre. The farms of Sunshine produced mostly wheat, corn and hay. The population was listed as 150 persons. However, despite the fact that Unity and Sunshine was often combined, either name being used to refer to the two towns together on official records, older residents claim that a distinction was made between Unity and Sunshine.

Sunshine, then, was a small crossroads with a few residences and businesses serving the surrounding farm community. Fred O. Gaither's Store & P.O. and residence appear on the 1879 map located on the northeast corner of the intersection. On the Southeast corner was George Cashell's residence and his W.S. shop (blacksmith/wheelwright) which burned down in the early 1970's. The northwest and southwest corner lots were then vacant.

A general merchandise store has always been the heart of Sunshine, beginning with F.O. Gaither's store in the 1870's. According to lifetime resident, John Fletcher Brown, the store was operating here long before he can remember. After Mr. Gaither, Frederick Bowman ran the store until 1890 when he sold it to James E. Harvey (Deed JA 19/ 372). Mr. Harvey had started out in the mercantile business in a partnership with Joshua Higgins, running the store in Unity. However, Mr. Harvey soon sold his interest to Mr. Higgins and purchased the store in Sunshine. Mr. Harvey died on October 15, 1915 and in June of 1919 his heirs and next of kin sold the store to Thomas A. Ridgely (Deed 284/298). Eventually, Mr. Ridgely's generosity in extending credit to his customers put him out of business. The store was sold in 1941. Marion E. Botterill ran the store for awhile after that. In January of 1949, Forrest S. and Virginia A. Darne purchased the property, selling it in July of 1956 to the current owners, Carl F. and Gladys P. Hurlebaus (Deed 1223/270 & 2236/316). The old general store has since been extensively remodeled and converted into apartments.

Connected with the old Sunshine store is the store-keepers residence next door. The house was probably constructed by the second storekeeper, Frederick Bowman about 1889. With one exception (during the 1950's), the house has been owned and occupied by the owner of the store property. The house is a vernacular Victorian frame residence typical of the rural architecture of Montgomery County dating from the later part of the nineteenth century. It is a two story residence, three bays wide, and has a gable roof with a center gable facade. The centrally located entry is surrounded by sidelights and transom and is covered by a small entry porch. Two over two sash windows light the house. The house remains in

good condition.

The second and currently operating store constructed in Sunshine is a cinderblock structure located on the northwest corner. This building is typical of the plain, commercial structures of the mid-twentienth century. Like many built during this period, it is of cinderblock and concrete construction and is devoid of ornamentation. It is box-shaped with a flat roof which is stepped at the south elevation. The building consists of a store and connecting garage (to the north). The entry is located at the front, cut corner of the building. The store was built by Parker T. Oland about 1947 (Mr. John Fletcher Brown and tax assessment records). Mr. Oland built the store on an acre of ground which he purchased from Percy Price in March of 1939 as part of a 128 acre farm (Deed 729/33). The store was referred to as "Friendly Quarters" (Frederick Post, April 24,1980). Some groceries, gas and oil were sold here (Mr. J.F. Brown). Mr. Oland, however, did not stay long. In September of 1949, he sold the business to Carl F. & Gladys P. Hurlebaus and William Henry Hurlebaus (Deed 1296/525). The business was then known as "Sunshine Service" (Frederick Post) and included a store and service station. William Hurlebaus died on November 14, 1978, leaving his interest in the business to his brother and sister-in-law, Carl and Gladys Hurlebaus (Estate #057 11 78, Montgomery County Register of Wills). They sold it that same year. It was purchased by the present owners, Paul and Emiko Eng in April of 1980 (Deed 5509/840).

The Mt. Carmel Methodist Protestant Church of Montgomery County, situated on the southwest corner of the intersection, has been a focal point of activity for the Sunshine community. The church was established in 1858 just one mile north at Tridelphia. The original church sat on an acre lot donated by Robert and Cassandra Brown (Deed JGH 7/167). This church was used for the last time on November 13, 1927, while meanwhile, a new church was being constructed in Sunshine (Sandy Spring Museum, File Box, Misc.). Mrs. Carrie Oland had donated an acre lot on which to build the new church in June of 1926 (Deed 404/98). Lumber was brought from Herman Priebe's saw mill located on his farm in Unity (Mr. J.F. Brown) and in June of 1927 the cornerstone was laid. The church was dedicated on August 5, 1928. Later, in 1975, renovation took place at the church. Aluminum siding was added as were storm windows and a new furnace (County Courier, August 6, 1975). The church is a Neo-Classical structure featuring a two story high, pedimented portico supported by Doric columns with pilasters to either side against the facade. It is rectangularly shaped with a three bay, front gabled facade which is symetrically balanc-The entry has a transom and pediment above. To the front of the gabled roof is a small, open bell tower with a hipped roof. A single story, three bay by one bay addition is located to the eastern side of the church. The church windows are all of stained-glass.

MARYLAND HISTORICAL TRUST

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

NAME			1.0
HISTORIC		A Technical	
Sunshine, Mary	yland		
AND/OR COMMON	(6)	94	
LOCATION			
STREET & NUMBER			
Georgia Ave.	(Rte. 97) & Damasc	us Road (Rte. 65	0)
CITY, TOWN	* 100 - 10 - 11	CONGRESSIONAL	
Brookeville	VICINITY OF	COUNTY	1000000
STATE Maryland		Montgom	ery
CLASSIFICATION			**
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CONDITION

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__DETERIORATED

UNEXPOSED

CHECK ONE

NALTERED

ORIGINAL SITE

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This is a country, crossroads village, that evolved in the 19th Century, and now has mostly an early 20th Century appearance. There is a cinderblock store and several old frame houses on the North side of Damascus Rd., opposite each other on Rte. 97. The most notable building is Mt. Carmel Methodist Church on the SW corner. This is a large, frame, classical revival building with a two-story, pedimented portico on the main (east) entrance facade. There is a short, open bell-tower above this, on the roof of the main block. There are stained-glass windows.

A board-and-batten wheelwright shop on the SE corner was burned down in recent years.

	SPECIFIC DAT	ES	BUILDER/ARCH	HITECT		- ¥
		× 1	_INVENTION		100	7766
	<u>1900-</u>	_COMMUNICATIONS	_INDUSTRY	_POLITICS/GOVERNMENT	_OTHER (SPECIFY)	
	<u>√</u> 1800-1899	COMMERCE	_EXPLORATION/SETTLEMENT	PHILOSOPHY	_TRANSPORTATION	
	700-1799	_ART	ENGINEERING	MUSIC	THEATER	
	_1600-1699	_ARCHITECTURE	EDUCATION	MILITARY	SOCIAL/HUMANITA	RIAN
	1500-1599	_AGRICULTURE	ECONOMICS	LITERATURE	SCULPTURE	
	_1400-1499	_ARCHEOLOGY-HISTORIC	CONSERVATION	_LAW	SCIENCE	
9	PREHISTORIC	_ARCHEULUGY-PREHISTORIC	_COMMUNITY PLANNING	_LANDSCAPE ARCHITECTURE	RELIGION	
_	PERIOD	AF	REAS OF SIGNIFICANCE CH	ECK AND JUSTIFY BELOW		

STATEMENT OF SIGNIFICANCE

The present Mt. Carmel Church was built in 1928. An earlier church dated back to the mid-19th Century, and the old cemetery is located just north of here.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE OF	SEPARATE	SHEET	IF	NECESSARY
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10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY

recy or company the record

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

111 FORM PREPARED BY

NAME / TITLE

Michael F. Dwyer, Senior Park Historian

ORGANIZATION	DATE
M-NCPPC	7/16/74
STREET & NUMBER	TELEPHONE
8787 Georgia Ave.	589-1480
CITY OR TOWN	STATE
Silver Spring	Maryland

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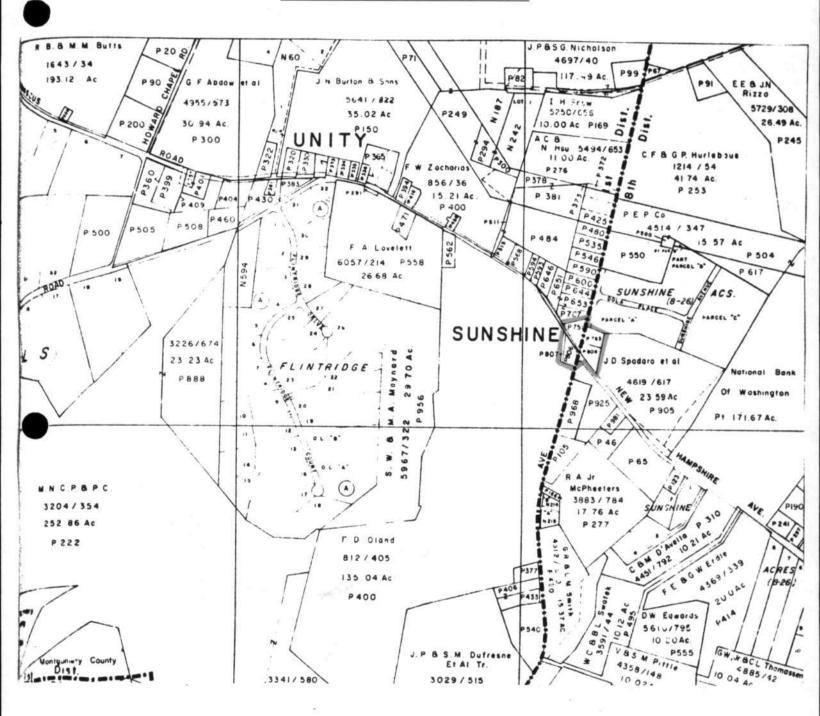
RETURN TO: Maryland Historical Trust

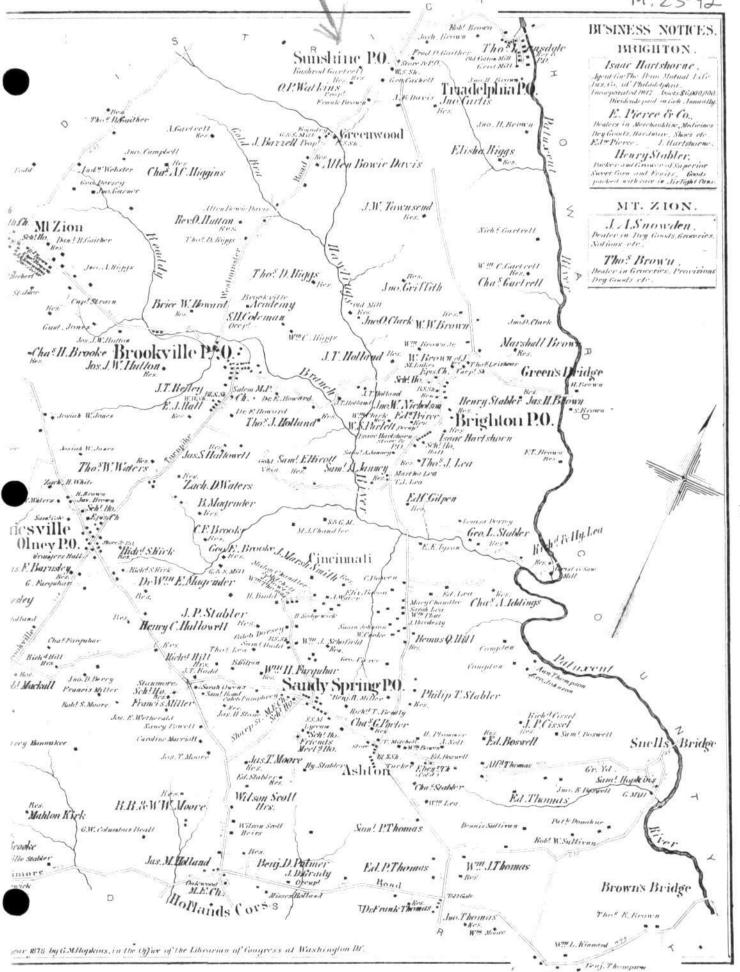
The Shaw House, 21 State Circle

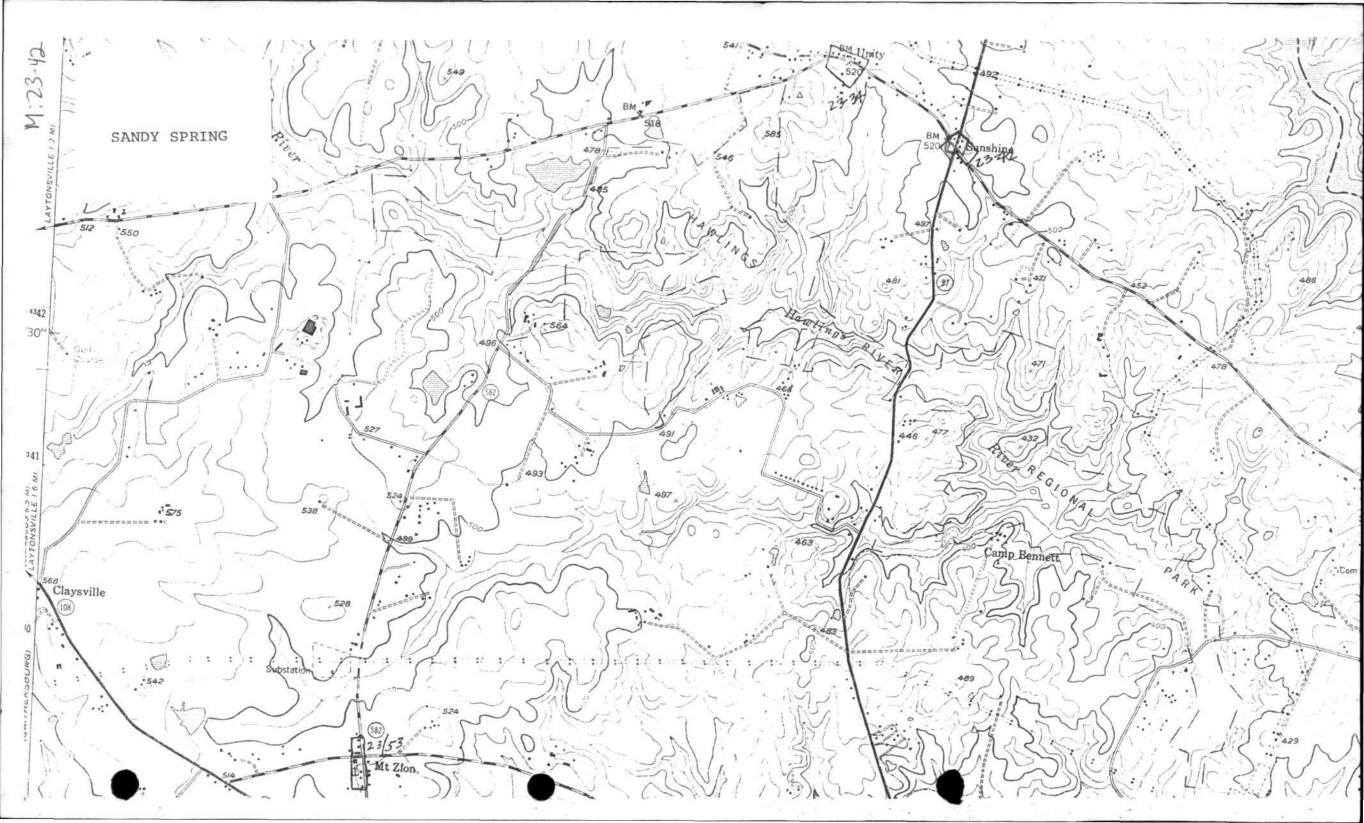
Annapolis, Maryland 21401

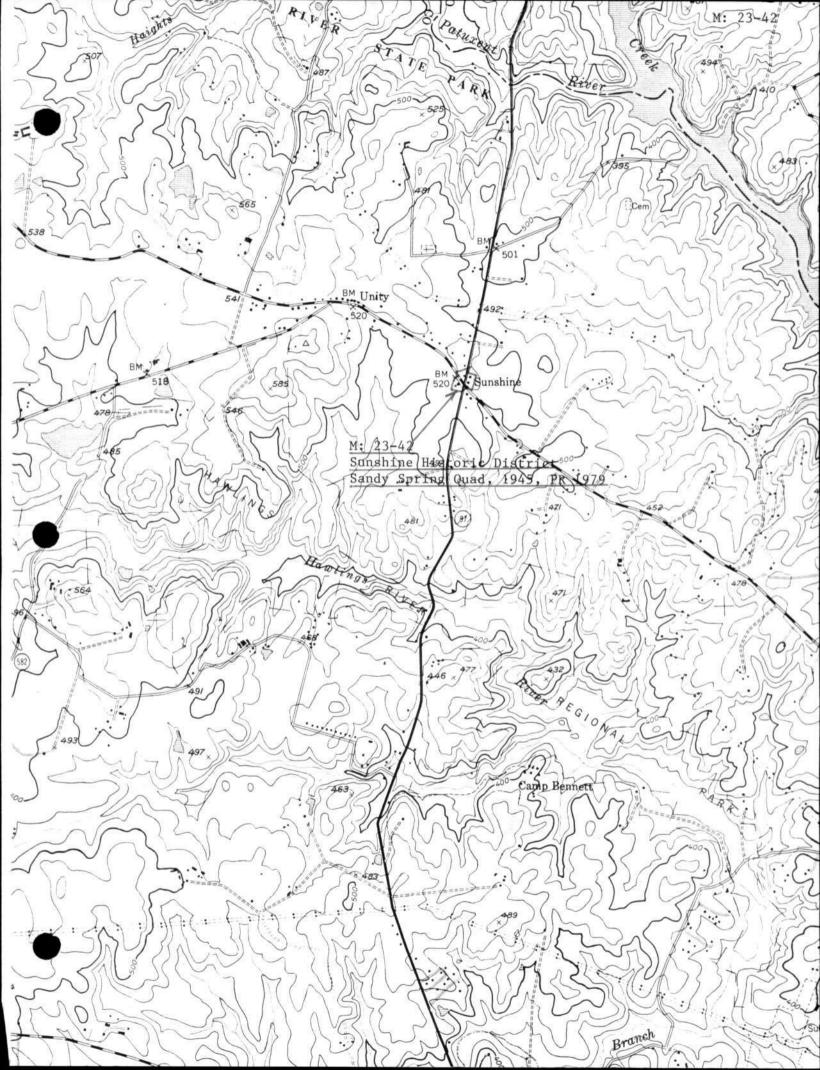
(301) 267-1438

SUNSHINE HISTORIC DISTRICT

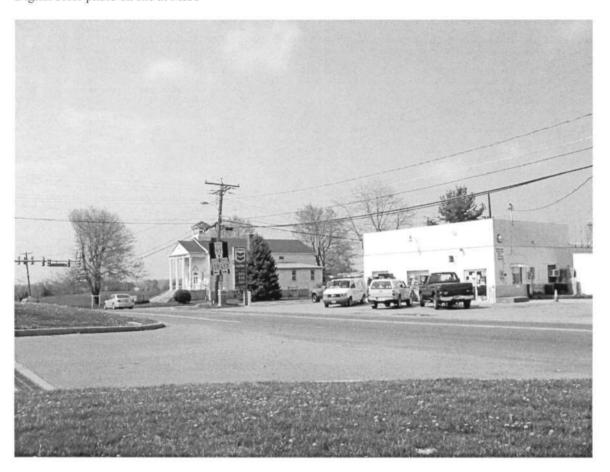




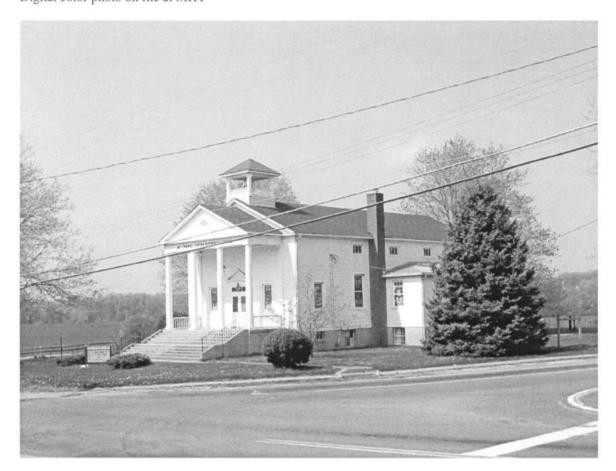




M: 23-42 Sunshine Historic District Jennifer K. Cosham April 21, 2004 Digital color photo on file at MHT



M: 23-42 Sunshine Historic District (Mt. Carmel U.M. Church) Jennifer K. Cosham April 21, 2004 Digital color photo on file at MHT





23-12 Sunshine Hest Dist. Street scape



Pt. 650 s 12t 97

\$23-42 Sanshine Host Dist.



Sunshine Hist Dist #23-42 Stone owners residence Georgia ave.



\$23.92 Sunshine Host Dist.
Ord Store boldg.
Let 650 r Pet 97



#23292 Sunshine Heal Dist Mt. Cormel Methodist Profestant Church



NAME #23-42 MT. CARMEL CHURCH - SUNSHINE, Md.
LOCATION 24 97 SUNSHINE, Md.
FACADE NE
PHOTO TAKEN 7/16/74 MOWYER